



The low cost seniors' housing complex known as Pioneer Village will undergo expansion in the near future

Expansion combined with a recreational facility top Lions Club plans to improve Pioneer Village

The Salt Spring Lions Club is in the process of collecting money to expand Pioneer Village.

The island service club intends to add a fourplex to the seniors' facility as well as a recreation building. However, plans to convert the existing studio units into one-bedroom suites have been put on hold.

The proposals were deemed necessary to avoid losing tenants to other, more contemporary seniors' housing projects.

Pioneer Village began as idea in October, 1964. The Lions Club pursued various avenues of financing to fulfil the dream of creating housing for low-income seniors.

By the time the project was complete and ready for opening, the calendar had shifted to June, 1967. The project bore a price tag of \$181,000 with the provincial

government kicking in a grant of \$59,500. The Lions Club convinced islanders to donate \$16,500. That left \$105,000 to be covered by a low-interest mortgage through the Canadian Mortgage and Housing Corporation.

The completed project — 11 duplexes — contained four one-bedroom units in two of the duplexes with 18 studio units in the nine other buildings. One of the studio duplexes contained provisions for laundry and maintenance.

Over the years, the island Lions Club raised more money to replace the cedar shakes on the roofs, to change the windows to thermoglassed glass and to replace the hot water heaters.

The rents, in 1967, were geared to income of the seniors and stood at \$45 for a studio unit, with the one-bedroom units fetching \$55. The seniors had to cover

their own hydro costs as well as the price of garbage collection. The current rent for the units, still based on ability to pay, comes to \$125 per month for the studio units and \$155 per month for the one-bedroom units.

The studio units each contain a bed-sitting room, a kitchenette and a bathroom. For the larger units, the bed-sitting area becomes a living room and a bedroom is added to complement the kitchenette and the bath.

Since the advent of the sewer system in Ganges, Pioneer Village no longer needs land for a septic field. The Lions plan four one-bedroom units to be built on the area where the field once perked.

Estimated cost of the new fourplex has been set at \$188,336. Financing comes through a mortgage scheme carrying a two per cent interest rate.

With the proposed additions, Pioneer Village reaches the full capacity of the property under the zoning bylaws.

As for the recreation building, the Lions Club has taken it on as a fund-raising project. Financing has not become available through other sources so the service club decided to raise the needed \$135,330 themselves.

A similar problem exists with the proposal to expand the studio units to one-bedroom suites. The Lions Club talked to many possible sources of money. And each time the story repeated itself: money is not available for such a scheme. CMHC, B.C. Housing, anyone, everyone including the local Windfall Fund found it necessary to wish the Lions good luck while explaining that financial help could not be offered.



Your guide to
Gulf Island properties

COMPLIMENTS OF:

Heavy traffic prompts need for crossing guards



Neacol Booth (left) and Esther Kempling provide crosswalk safety

An increase in traffic on Rainbow Road in Ganges has heightened the need for crossing guards to ensure pupil safety near the elementary school.

The pupil crossing guards have been stopping cars since September to allow children and adults to cross the road.

Salt Spring Elementary School principal Glen Woodley said traffic on Rainbow Road has increased greatly in the past couple of years. Last September, with more children enrolled in the school and more traffic on the road, the potential for an accident prompted school officials to put the crossing guards to work.

An additional hazard to pedestrians results when parents park along the road while waiting to pick up their children after school, he said.

So each afternoon between 3 p.m and 3:30 p.m., two pupils act as crossing guards to ensure the safety of their friends. The pupils are from the Grades Five, Six and Seven classes at the elementary school. Each day a different pair mans the crosswalk.

Last Friday, Esther Kempling took her turn. She did it, she said, "to help people cross the road."

Her partner was Neacol Booth who explained, "It's fun. Cause we get to stop cars."

Both 10-year-old Grade Fivers agreed that people listen to them when they act as crossing guards.

Sleep noted as important, but body needs relaxation

The following is third in a series by the Registered Nurses Association of British Columbia.

The state of relaxation is as natural to the human body as sleeping or breathing.

When we relax, many obvious and not-so-obvious changes occur.

As muscle tension decreases and our peripheral circulation increases, we experience sensations of heaviness, warmth or tingling in our extremities. Facial expressions become flaccid and there is little body movement. Our breathing becomes slower and shallow as our pulse and blood pressure are lowered.

Relaxation, however, is not the same as sleep. When relaxed, we feel at peace, we are able to maintain a sense of quiet alertness and have an increased ability to focus our minds and thoughts. Relaxation often increases our ability to get to or stay asleep, and can reduce tendencies to smoke, overeat or misuse alcohol and other drugs.

As relaxation is not the same as sleep, nor is it an escape. Instead, it's a recovery period that replenishes our physical and mental resources.

It's important to learn the difference between relaxing and merely taking a quick break. Separate the activities that simply provide a pause in your busy day from those that are relaxing.

Taking a coffee break or having a cigarette or drink are activities that provide a pause in your daily routine. Most of these activities are social ones, and are useful in structuring breaks in the day while providing a sense of change. They are not effective, however, in eliciting the relaxation response.

It's valuable to learn an effective relaxation routine. Choose a simple method such as a breathing technique and set aside one or two 10-minute periods each day to practice. Any place will do, as long as you are undisturbed during the practice.

Sit (or lay down if you prefer) with your arms and legs uncrossed, your back supported and clothing loosened. As you settle into the chair, take a moderately deep breath and let it out slowly.

Be aware of the sensation of sinking into the chair and recognize the tension is leaving your body and limbs. Then breathe normally, and you'll notice a small amount of tension leaving your body with each outward breath.

In your mind, repeat: "I am calm" or "I am quiet" as you take each outward breath. Again you'll notice your body's ability to release tension with every breath you let out. Continue until you feel as relaxed and calm as you need to be at that moment.

When you want to return to your other activities, take a deep breath, tighten your hands and then let them go. Open your eyes and reorient yourself, feeling relaxed, aware and prepared to get on with what needs to be done.

Once this relaxation technique is well established — usually within two or three weeks — begin to use it during mildly stressful situations. With one or two deep breaths, you can briefly distance yourself from the situation, re-experience a sense of physical relaxation and mental clarity, and return to your activity.

Continue to practice this during mildly stressful situations until you are confident of your ability to shift into a more relaxed state when desire. Then proceed to use the technique during moderately and highly stressful situations.

Remember that the goal is to reach a state of relaxation by choice, not chance.

When dealing with any stressful event, whether it is a difficult medical procedure or normal childbirth, nurses encourage and teach patients to use relaxation techniques. Nurses stress that the ability to relax is valuable in meeting the demands of everyday life and preventing unnecessary wear and tear on the body.

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Canadian Crossword

By Rick & Sue McConnell

ACROSS

1. Swedish Rock group
5. Flow
9. Chem. suffix
12. Pub missile
13. Bread spread
14. Compass pt.
15. Thicket town, Quebec
17. Way (abbr.)
18. Slick
19. Meek
21. Girl's name
24. High prefix
25. Sack
26. Author W.P.
30. Likely
31. Sandwich shops
32. Charged particle
33. Author W.O.
35. Kick
36. Half-mask in Hebertville

DOWN

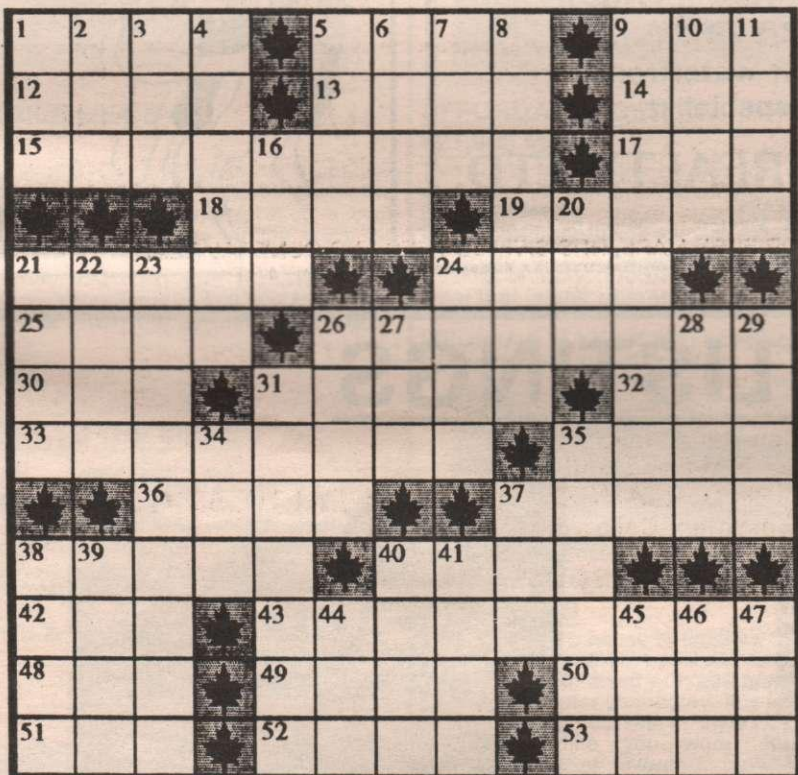
37. Leaf coin
38. Direct
40. Black tern
42. Flap
43. Ville on a peak(?), Ont.
48. In the manner of
49. Jewish month
50. Kiln
51. Marina del _____
52. Bean or sauce
53. Boy's nickname

DOWN

1. Commercials
2. Scrooge word
3. Bikini half
4. Author Margret
5. Stain
6. Beverly Hillbilly
7. Moray
8. Female bard
9. Red shade, Alta.

10. Against
11. Require
16. Compete
20. Anger
21. Studying style
22. Egypt. genie
23. Small cove, Newfoundland
24. Indigo dye
26. Maintain
27. Sick
28. Dollar bird
29. Like a pest
31. Sorghums
34. Sheep disease
35. Author Pierre
37. Before
38. Celestial body
39. Tall or fairy
40. W.W.II date
41. Taj Mahal site
44. Bachelor's last words?
45. Eggs
46. Moist
47. Compass pt.

Solution found on Page R10



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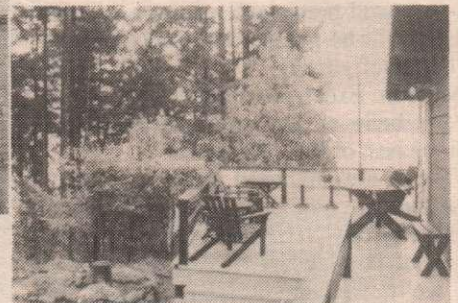


The sunniest of all the lots, Lot 3 is complemented by a building site overlooking a large natural pond and meadow area. A larger undeveloped pasture area lies to the east of the building site and a heavy stand of immature douglas fir to the north. Some mountain view to the southwest. Ownership includes a 1/12th interest in the 80 ACRE PRESERVE area. Good well @ 2.5 gpm.



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Driftwood photo by Derrick Lundy

Lambs dot the fields throughout Salt Spring this time of year. Here, mom and her offspring, seen at a Lee's Hill farm on Fulford-Ganges Road, take a good look at the camera.

Registry to save vintage vessels

A new vintage vessel registry will recognize heritage vessels on the Pacific coast.

Until this time, says a spokesman from the Maritime Museum in Victoria, old and important vessels have been lost each year due to lack of recognition by a provincial agency.

To rectify that problem, the Maritime Museum has developed a vintage vessel registry.

To qualify, a vessel must be more than 40 years old. It should have either been built in B.C., or spent most of its life here. This includes everything from small row-boats, classic double-ended fishing trollers, tugboats, yachts and ships.

The registry will not include shipwrecks or replica vessels. Truly unique or well-preserved vessels in the registry will be given special recognition as "heritage" vessels.

Museum Executive director John MacFarlane believes the registry will highlight the best of B.C.'s vessels.

"We're not interested in them just because they are old," he said in a prepared statement. "By recognizing the unique legacy of boat design in British Columbia, we're encouraging the builders of today to construct the heritage vessels of tomorrow."

Those wishing more information should contact MacFarlane at 385-4222.

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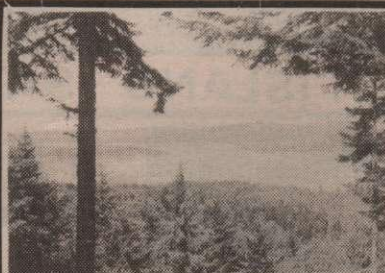


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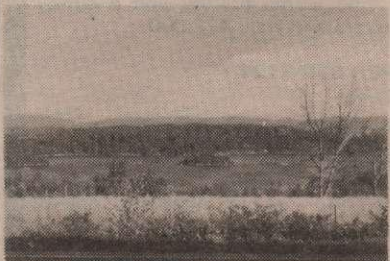
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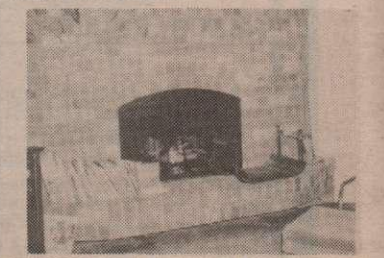
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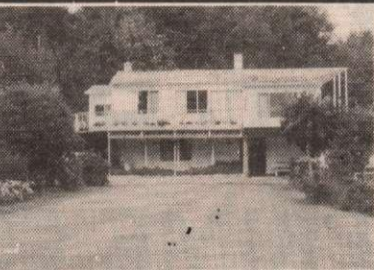
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This 2 bedroom home has 2 bathrooms, den, rec room and bright sunroom with an ocean view. Surrounded by park like grounds with lawn bowling green, fish pond, beautiful shrubs and flowers. Vegetable garden plus a terrific swimming pool. \$149,000 MLS.
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Incredible views from this large parcel on Sansum Narrows. Over 1600 ft. of shoreline with many superb building sites. South-west exposure plus sheltered cove and beach. Road access to property. Sub-division potential or ideal group purchase. \$351,000 MLS.
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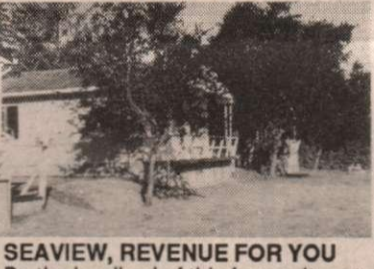
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A welding and fabricating shop with a continuous cash flow. An impressive list of clients. Can be sold with 3200 sq.ft. building and site. \$85,000 MLS.
CALL PETER BARDON



TERRIFIC OCEAN VIEW LOT
This level, nicely treed lot is located in the prestigious 100 Hills area, minutes from Ganges Village. Vendor will consider terms or trades. \$55,000 MLS.
CALL DARLENE O'DONNELL



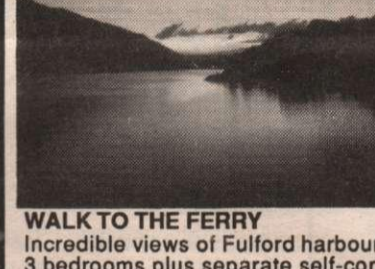
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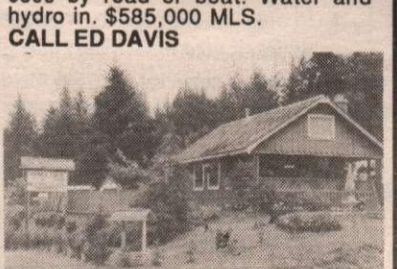
ACREAGE WITH OCEAN VIEWS
Gently sloping 6.20 acres with seaviews overlooking Stuart Channel and Sansum Narrows. Property has drilled well with reported 1/2 gpm flow. Sunny and warm s.w. exposure. Lots of privacy. \$81,900 MLS.
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WALK TO THE FERRY
Incredible views of Fulford harbour. 3 bedrooms plus separate self-contained suite. Sunny south facing waterfront over one acre. Large decks, easy care property, plus deep water moorage out front. Spectacular sunsets are yours to enjoy. \$398,500 MLS.
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AGELESS BEAUTY!
Fantastic heritage style home with excellent seaviews. Lovingly cared for and sited on 2.54 acres of spectacular gardens, woods, and orchard. Enjoy the charm of yesteryear combined with the conveniences of modern day living. Don't miss out! \$325,000 MLS
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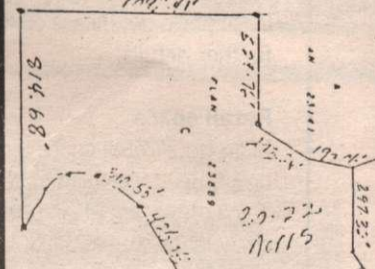
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EYE STOPPER!
You don't often find 14 acres with spectacular views and wonderful woodland. Gentle grade and patches of arable soil suggest the possibility of hobby farming. Private, peaceful location. \$99,000 MLS.
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DEVELOPMENT POTENTIAL
Over 30 acres overlooking Fulford Harbour with mountain views and potential seaviews, located at the end of a quiet cul-de-sac. Beautifully treed with sunny southwestern exposure. \$125,000 MLS.
CALL BEV JOSEPHSON



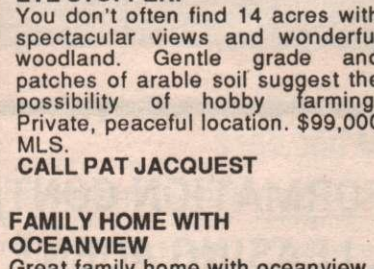
PERFECT FAMILY HOME
Located in sunny Vesuvius, this 4 bdrm, 2000 sq.ft. family home is situated on a .94 acre, fully landscaped property with paved driveway and single car garage. \$150,000 MLS.
CALL EILEEN LARSEN



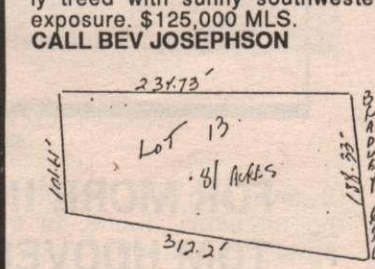
MAGNIFICENT VIEWS!
Large bright airy rooms to capture the panoramic views from this 4800 sq.ft. home only 5 yrs old located on 1 1/2 beautifully treed acres. \$359,000 MLS.
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Very private waterfront estate in prestigious area. Warm swimming, seasonal moorage, guest cottage, horse paddock. Expansive ranch style home enjoys west facing exposure. \$475,000 MLS.
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FAMILY HOME WITH OCEANVIEW
Great family home with oceanview, fully developed basement with potential in-law suite. 2 bedrooms, 1 1/2 baths, decks and easy care lot makes this strata title home a great starter for family. \$87,500 MLS.
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SUN SUN SUN!
All day long when you build your home on this building lot with services at lot line. Possible seaviews. \$42,000 MLS.
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GRACE POINT Square

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GRACE POINT: BUILDING 3 10,600 SQ. FT. PRIME COMMERCIAL

PHASE 2 (BUILDING 3)

Building 3 is designed to complement the highly successful first phase of Grace Point Square, offering a total of approximately 10,600 square feet (gross floor area) of top quality space for retail and restaurant use.

Restaurant space

A well-planned waterfront restaurant space of up to 4,385 square feet on two levels offers harbour views and southwest exposure. Extensive upper deck with waterfront panoramas expands seating capacity for tourist season months at no extra rent. Full HVAC and other servicing requirements are included in the lease package. Please ask your rental agent for further details.

Retail space

Main floor retail space includes an outstanding down-up streetfront space of approximately 1,670 square feet on one of Ganges' busiest corners, as well as flexible south-facing storefront units of up to 2,100 square feet fronting the square and serviced by covered sidewalks.

An innovative upper level retail space is accessed by a feature, skylit, exterior stair with window display space along an attractive "gallery style" harbourview upper walkway.

HIGH TRAFFIC CIRCULATION

All spaces are designed to take advantage of maximum traffic circulation, including the public waterfront boardwalk route around the village, which begins south of Centennial Park, winds through Grace Point Square and continues along the harbour as a major village feature.

Access to the Government Liquor Store from the inside of the Square promotes high traffic throughout the entire Square interior, with a circular, one-way vehicular route that passes every storefront within the Square.

Grace Point Square is especially well-sited to take full advantage of both its harbourfront exposure and its central street frontage. In addition, direct pedestrian paths connect the Square to the Grace Point residential development of 21 upscale waterfront condominiums, all sold and occupied.

The Square is designed to encourage pedestrian traffic along the village waterfront and provides covered main pedestrian routes along its store frontages.

Grace Point Square serves both the year-round local population and seasonal residents, as well as visitors arriving on the Island by car, boat and bicycle.

SOME FEATURES OF INTEREST

- Complete underground servicing
- On-site customer parking
- Off-site dedicated tenant parking
- Covered pedestrian walkways along store frontages
- Public view corridor and viewpoints
- Waterfront boardwalk and deck areas
- In-suite restrooms
- Extensive glazing, including feature windows
- Richly detailed exterior finishes, including dormers and other architectural features
- Tenant signage illumination and landlord-installed fascia signage
- Professional landscape design
- Professional property management and maintenance
- Exterior security lighting
- Individually controlled electric heating

Grace Point Square is proud to have introduced many quality "firsts" to Ganges village, including the first publicly-dedicated waterfront boardwalk, the first top quality signage standards (including professionally-designed uniform fascia signage), the first comprehensive pedestrian covered walkways around the entire store-front area and many other hallmarks of good planning and design. We welcome you to our tradition of excellence.

**FOR MORE INFORMATION CONTACT:
TOM HOOVER, LEASING AGENT
537-9981 (OFFICE)
537-5918 (RES.)**

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your garden

by chris schmah



After having been away from this Enchanted Island for a spell, there is always a period of adjustment, or resettlement, as contacts are refreshed or renewed. For the first few days back, relaxed and jet-lagged, I wandered around, slightly detached and unable to jump right back into work.

Well the holidays are finally over and the glow has been rinsed off by the seasonal rains, but as I slip back into the familiar groove, it's great to be a resident on this special little gem in the Gulf.

With the milder weather we've had, the first showings of spring colour are delighting the observant eye. The flashes of yellow, pink, orange, red, blue, and all others shades in the rainbow are showing up. While they are not as spectacular as they will be later on in the season, they are no less rewarding. It must be the gray-green, bleak, wet backdrops which make these brave harbingers of spring so beautiful, and as they give us the feeling that we just might have licked winter, we venture out in the garden to look for their reassuring presence.

Some of the colour showing up now, requires a little forethought and planning, as spring-blooming bulbs such as snowdrops, winter aconites and crocus all need to be planted in the autumn. The masses of delicate, white, nodding snowdrop blossoms blanket the ground under old fruit trees and along fences, looking like naturalized escapees of tended gardens.

Few perennials venture a floral show

The aconites push up through frost and snow (if we have any) with their frill of lacy foliage surrounding their cheery yellow flowers, and the crocus puts on a glorious display with lovely masses of mauves, purples, golden yellow and white reinforcing the impression that spring is indeed coming. Soon early daffodils, and the delightful dwarf rockery iris in golden yellow, blue, and purple will soon add their beauty to the effort, and hasten winter's departure.

For perennials, very few plants will venture a floral show, but the most enthralling by far has to be the hardy Cyclamen, with its rich mauve-pink, unique blossoms. So small, so delicate and yet so hardy, this gem of the season captivates any gardener looking for something special. At first it is touchy to get settled into your garden, but once at home, it asks for little care and effort, often naturalizing in niches around the garden.

Winter pansies are also making an effort to flower, and as soon as the sun starts to warm things up, they will multiply their bloom production. The wallflowers and broomrape stocks are putting out new growth, but blooming won't get underway until early spring. The English daisy or Belli starts to show the occasional bloom in mid-to-late January, but the real show of the season comes from the primulas.

New varieties are to be found virtually every year

Both species and hybrid primulas will produce richly-coloured clusters of flowers tucked neatly in rosettes of foliage, blooming in response to sun and warmth, from November right on through to May. Primula hybrids give the largest blossoms, often with fragrance, and in the most diverse range of colours and combinations thereof. Fringed bicolours and multi-hued varieties are most tempting but the solid golds, yellows, blues, and purples seem to bloom more abundantly and reliably.

Tolerating both sun and shade, they only ask for fairly rich soil with good organic matter content and occasional feeding. Primulas multiply readily, and periodic dividing and replanting of the crowns (an autumn job) re-invigorates them, allows for increased plantings and induces more spectacular spring showings. The cowslip naturalizes by self-seeding, but few others do. New varieties are to be found virtually every year, and few people can resist the temptation to indulge in just a little touch of spring.

For shrub selections a few great choices exist. The most unique blossoms come from the Chinese witch hazel, with its spidery, strap-shaped, golden yellow to orange petals, unfurling themselves to release their rich fragrance. Couple these exotic flowers with a striking branching habit and you have suitable specimen shrub for any winter garden.

Viburnum offers three species this time of year

Winter heathers, with shades of rose, pink, red, mauve and white carry on blooming from November through to May, always adding colour to rockeries or border beds. Always sporting healthy, lustrous foliage, and with little or no maintenance requirements, the winter heathers should find a spot in more of our gardens.

The Viburnum genus offers three species for this time of year. Viburnum bodnantense "Pink Dawn" is a deciduous shrub growing to 8 feet or more in height and spread, which at this time of the year issues a profusion of small, rich pink blossoms. Its cousin "Spring Bouquet" is a broadleaved evergreen, with similar growth habits. It offers pink-budded clusters which open to a creamy white any time from late November through to late April. As an added benefit, it produces steel blue berries later on in the spring and summer. The other, Viburnum davidii is a more compact beauty with similar blossoms and berries, but has more distinctive, larger leaves. All make good border or foundation planting selections. The flowering quince are breaking into bloom with reds, oranges, pink and white colours always working with their irregular branching habits to give a striking display. As they respond to sunshine and warmth, exposure helps to advance their timing.

During all of these wet, cold, dreary days, the garden offers encouragement with its burst of colour, hinting that winter is at a turning point, and we may have slipped by unscathed, into the spring of 1990.

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Provincial

Roundup

Come Back or Else

The press release was rather brief. "The B.C. Social Credit Caucus today formally invited MLAs Graham Bruce, Duane Grendall, David Mercier and Doug Mowat to return to Caucus. The decision to invite the four members back was unanimous."

The message is clear: get back in line or you'll be kicked out for good. Previously, Premier Bill Vander Zalm has resisted advice to get tough with the dissenters, but it seems he's now drawn the line.

The foursome left caucus shortly after the Socreds lost the Cariboo byelection, and they weren't too keen to come back after Oak Bay also went down the tube. Still, chances are they'll come back into the fold, particularly in view of the fact that Vander Zalm's popularity quotient rose, following his recent decision to stay on.

Royal Commission

Demands are continuing for a royal commission on forestry. A lot of people weren't satisfied with last year's public hearings by the forest minister Dave Parker.

Calling for a royal commission are, among others, a number of regional districts and towns representing an estimated population total of 2 million, as well as numerous environmental groups and the B.C. Federation of Labour.

Hi Tech Libraries

Provincial libraries, particularly those in remote locations, will soon benefit from a \$185,000 government grant for the purchase of computers.

With the computers, libraries from Atlin to Sparwood will be networked electronically to share scarce and costly resources," says Municipal Affairs Minister Lyall Hanson.

The computers will enable 70 B.C. libraries to establish an electronic loan network, using telephone lines to transmit information. The network will have access to all major library collections across Canada.

Reynolds Firm

Environmental Minister John

Reynolds isn't about to capitulate to threats by MacMillan Bloedel that it will close its Alberni mill, unless pollution standards are eased.

"I'm not about to lower the standards. We just cannot have those pulp mills continuing doing what they've been doing. I'm not going to back down under pressure," the minister said.

Cominco Rapped

The economic arguments behind Cominco's closure of its Sullivan mine in Kimberley don't add up, NDP Leader Mike Harcourt said last week.

"Cominco has failed to convince anyone that this indefinite shutdown is warranted. The numbers used by the company to justify its decision simply don't add up," Harcourt said.

Harcourt's comments came following a meeting with company officials in Kimberley, as labour representatives and municipal officials tried to avert the layoff of 750 mine workers in the East Kootenay community.

"Five years ago, Cominco was backed by the entire community in its bid to secure \$124 million in federal-provincial funding, largely on its claim of good corporate citizenship and the company's assurance that the mine would operate for at least another 10 years. Where is that good citizenship now?" Harcourt said.

Shipping

Re recent article on the possibility of Vancouver becoming a major shipping centre. The Asia Pacific Initiative, a private-sector group, had reported that Canada would soon have a unique opportunity to become a major player in the shipping industry.

The latest word is that a number of Hong Kong shipping companies want to settle in Vancouver, provided the federal government changes its legislation which taxes foreign earning of shipping companies that have their headquarters in Canada.

Asia Pacific Initiative had also recommended that this legislation be changed. Needless to say that the Hong Kong companies want to relocate before the British colony reverts back to China in 1997. It is estimated that up to 60,000 jobs could be created by encouraging shipping lines to locate there.



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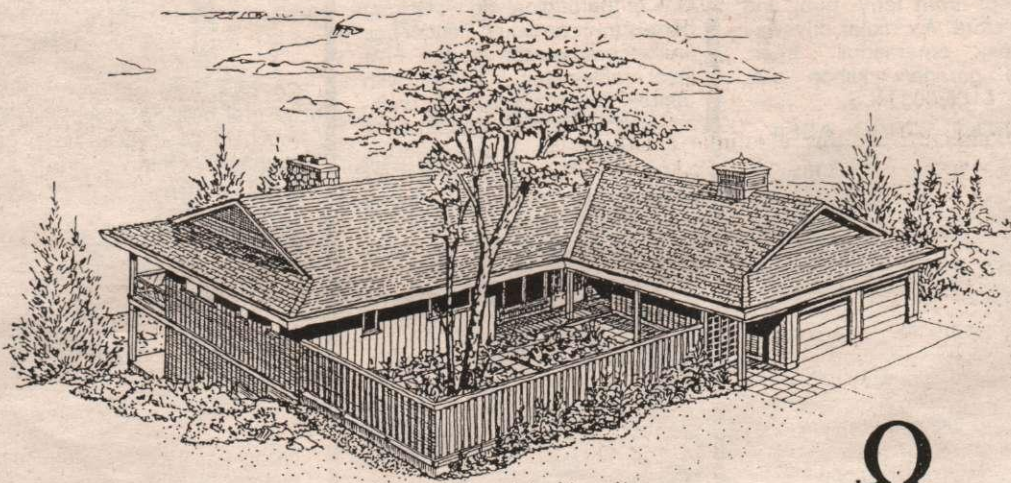
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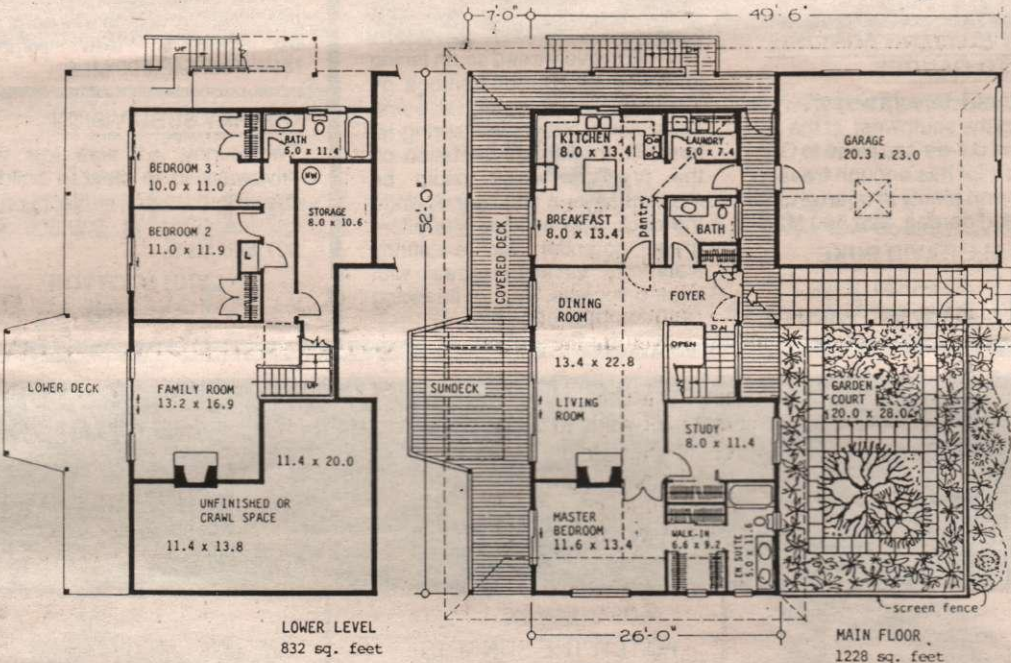
2072 HENRY AVE., SIDNEY



HOME PLAN OF THE MONTH



OMEGA



Although this modern home was designed for a sloping waterfront lot, it would fit well on most properties which enjoy a view to the rear.

The main entry to the house, is approached through double grill gates in the "deerproof" fence which surrounds the Garden Court. A covered walkway leads to the Foyer where an open stair descends to the Lower Level. From the Foyer can be seen the large Living-Dining area which features a vaulted ceiling and a wood burning fireplace.

On the right is the Kitchen and Breakfast Room, the Laundry, the Powder Room, and a passage giving direct access from the Garage to the Kitchen. On the left is the Study, which can double as a Guest Room, and the Master Suite complete with Walk-in Closet and En Suite. Patio doors open onto the Decks from the Master, and the Living and Breakfast Rooms.

The Lower Level features a Family Room with its own fireplace, two Bedrooms, a complete Bath and ample storage. All rooms open onto the Lower Deck. If desired, the entire Lower Level can be finished, adding about 420 sq. ft. to the total living area.

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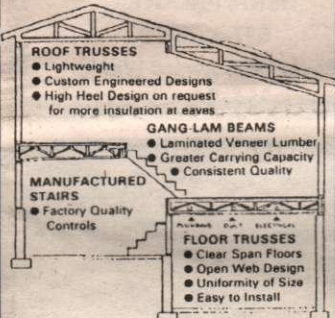
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VESUVIUS BAY COTTAGE ON 1.14 ACRES



This cosy 2 bdrm seaview home is just steps from ferry, pub, and corner store. A circular driveway encloses ornamental trees. Double garage/workshop plus carport. \$105,000 MLS.

FERNWOOD SCHOOL AREA



Excellent potential here. An extended cottage, 4 stall garage/workshop with loft, on a level 6.5 acres, bordering two roads and with subdivision possibilities. \$175,000 MLS.

Call **TONI HOLMES**
537-2758

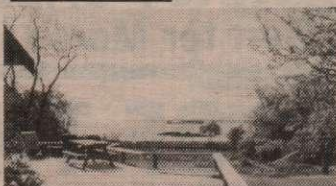
SUNNY BUILDING ACREAGE NEAR TO GANGES

This sunny 1.52 acre parcel slopes gently to the southwest, at the end of a quiet cul-de-sac close to Ganges. This lot has enough trees for privacy and plenty of open ground for a good garden. \$29,500 MLS.

Call **DAVID DUKE**
653-4538

MLS GOLD AWARD WINNER

SOUTH PENDER WALK-ON WATERFRONT



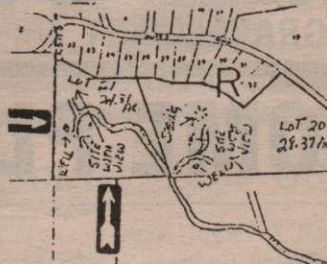
One of the original old waterfront homesteads on South Pender has finally come on the market. Five level arable acres on two lots with approx. 280' of south facing walk-on pebble beach frontage on Drummond Bay. The older 3 BR home is set in a famous old orchard and surrounded by seaview sundecks. Truly a once-in-a-lifetime property opportunity. \$395,000 MLS.

SECRET ISLAND WATERFRONT



This attractively treed south facing lot has over 100' of frontage on Captain Passage with tremendous views over Salt Spring Island. There is a indentation on the property which could be developed as a stairway down to the dock. The building site offers great potential for a sunny waterfront vacation retreat with superb sunsets. Vendor financing available. \$25,000 MLS.

SUPERB VIEW ACREAGE - \$105,000



24 plus acreage, very private, several building sites, well. Very much in its natural state, good road to view site.

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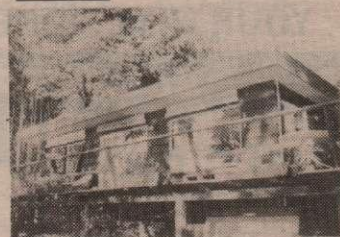
Nicely treed 2.96 acre parcel with distant water views, good well 5 g/U.S., lot beaches onto dedicated park and is in a land use contract, no mobiles, tree removal restricted. \$42,500 MLS.

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good
neighbour!
1887 - 1990



MT. MAXWELL RETREAT 80 ACRES NATURAL BEAUTY

- \$325,000 MLS
- west coast contemporary home
- subdividable with several choice view sites
- don't delay
- Call Carol Fowles



VALUE PACKED LAKEVIEW HOME

- \$115,000 MLS - ONLY!
- bright spacious rooms
 - perfect retirement home
 - enjoy the view from 2 decks
 - fully landscaped
 - ready for you to move in!
 - Call Arvid or Kerry Chalmers

- ### LAKE VIEW LOT
- WATCH THE SUNSETS!
\$59,000 MLS, PIPED WATER
- desirable building site
 - gently sloping lot
 - hydro, phone, cablevision
 - great views over St. Mary Lake to Channel Ridge
 - Call Ann Foerster

WATERFRONT LOTS BUILD YOUR DREAM NOW!

- \$125,000 & \$115,000 MLS
- side by side -.19 & .17 acre
 - views are fantastic
 - near beach, ferry, shops, and pub
 - Call Arvid or Kerry Chalmers

OPPORTUNITY!! BE YOUR OWN BOSS! \$75,000 MLS BUSINESS

- established/full line
- butcher shop, excel. lease
- busy central location
- Call Arvid or Kerry Chalmers

LAKEFRONT ACRES BULLOCK LAKE

- \$84,900 MLS
- lake, ocean and farm views
 - private and sunny
 - near Ganges village
 - drilled well
 - roughed in drive
 - Call Ann Foerster



HARBOUR VIEWS! COSY COUNTRY HOME

- \$119,000 MLS - 1 LEVEL
- attractive garden setting
 - green house veg garden
 - extra large living room
 - with fireplace
 - close in but secluded
 - Call Ann Foerster

- ### INVEST TODAY! NATURAL STATE ACREAGES
- \$29,000 to \$32,900 MLS
- 4.9 to 6 acres
 - peaceful and private
 - vendor financing available
 - these will go quickly
 - Call Carol Fowles

BULLOCK LAKEFRONT DON'T PASS ME BUY!

- \$74,500 MLS
- 3.23 acres
 - lake and valley views
 - potential ocean view
 - drilled well
 - area of fine homes
 - Call Kerry Chalmers



INVESTMENT OPPORTUNITY SALT SPRING HERITAGE BUILDING \$525,000 MLS

- Heart of Ganges
- Excellent location
- Secure lease
- Double lot
- Justifiable income
- Potential

Call Arvid or Kerry Chalmers



ROSCOMMON ESTATES

AFFORDABLE PATIO TOWN HOMES

- 1 Level units start at \$135,000
- 2 Level units start at \$160,000
- Sea views from most units
- Close to village and hospital
- Visit our office to preview plans and specifications

WYNNE DAVIES or ANN FOERSTER

ARVID & KERRY CHALMERS
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Gold & Silver Award Winners
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